

State Use 101
Print Date 11/14/2023 12:14:44

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
NYSTROM CAROL E 245 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382315_2855007												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		145500		145,500																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		101900		101,900																		
				SUPPLEMENTAL DATA																																
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		247,400		247,400																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
NYSTROM CAROL E FITZGERALD FRANK P TRUSTE NYSTROM ARTHUR F HEIRS +				08988 0297		11-08-1994		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed				
				08941 0409		09-14-1994		U		I		1		1A		2023		101		133,400		2022		101		119,900		2021		101		114,900				
				04835 0054		09-21-1979		U		I		0						101		92,600				101		84,300		101		78,000						
																Total		226,000		Total		204,200		Total		192,900										
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																				
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int										
																		APPRaised VALUE SUMMARY																		
Total																		Appraised BLDG. Value (Card)										145,500								
																		Appraised Xf (B) Value (Bldg)										0								
																		Appraised Ob (B) Value (Bldg)										0								
																		Appraised Land Value (Bldg)										101,900								
																		Special Land Value										0								
																		Total Appraised Parcel Value										247,400								
																		Valuation Method										C								
																		Adjustment																		
																		Net Total Appraised Parcel Value										247,400								
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY																						
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result								
																		05-14-2018						333		2		MEASURED								
																		04-07-2004						317		14		INSPECTED								
																		03-17-2004						250		22		MAILER SENT								
																		08-21-2003						274		2		MEASURED								
																		12-16-1980						500		3		MEAS+INSPCTD								
LAND LINE VALUATION SECTION																																				
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj	Unit Pric	Land Value													
1	101	ONE FAM		RA				15,000	SF	7.54	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	6.79	101,900												
Total Card Land Units																		0.34		AC	Parcel Total Land Area:		0.34		Total Land Value										101,900	

Property Location 245 ELM ST
 Vision ID 2899

Account # 2949

Map ID 35/ 27/ 3/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	125.67	
Interior Floor 2			RCN	255,193	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	145,500	
FBM Sqft	540		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,080		28.07	30,320	
EFB	ENCL PORCH	0	70		70.19	4,913	
FFL	1ST FLOOR	1,080	1,080		140.37	151,600	
GAR	GARAGE	0	336		55.98	18,810	
OPF	OPEN PORCH	0	144		13.65	1,965	
PAT	PATIO	0	306		6.88	2,106	
UHS	UNFIN HALF STORY	0	1,080		42.11	45,480	
Ttl Gross Liv / Lease Area		1,080	4,096			255,193	

